

DELEGATED OFFICER REPORT

Application Ref: H/22/94240

Site Address: 8 The Badgers, Netley Abbey, Southampton, SO31 5PT

Case Officer: Summer Sharpe

Description: Single storey front extension and demolish existing outbuilding.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Airport safeguarding zones		

Planning History?	Yes ☒	No ☐
Planning App no.	Proposal	Decision
H/21/91938	Single storey front extension.	Refused (January 2022)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	Objection.		
EBC Ecologist:	There is a record of a brown long eared bat roost in close proximity to this site, however I don't see any potential bat roost features in the photos provided or on the property. Please could you add an advisory to the decision notice.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u> Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).
Supplementary Planning Documents: Quality Places.

Site Visit	Yes ☒	No ☐
5 January 2022.		

Assessment:
<u>Site & Surroundings</u> The application site comprises a two-storey maisonette, located to the south-west of Netley Train Station. The application site is bound by no.5 The Badgers to the north, and no.7 The Badgers to the east which are all adjoined. No.4 The Badgers is an end of terrace dwelling, detached from the application site, located to the south-west, sharing a boundary. Due to the orientation of the application site, the shared south-western boundary is to the frontage of no.8 The Badgers (application site) and encloses the rear garden of no.4 The Badgers. The dwellinghouse itself is finished in red facing brick work, a tiled roof and white upvc fenestration. The site is bound by a combination of brick wall, close board fencing and a detached outbuilding situated within the front garden. The surrounding area comprises

residential properties, areas of hard standing for parking (immediately to the south-west of the application site), and the train station.

Proposal

The application proposes the construction of a single storey front extension following the demolition of the existing outbuilding. The existing outbuilding is situated tight to the shared south-western boundary. This has a footprint of approx. 3.7m by 2.6m, eaves which measure approx. 2.2m and a maximum height of approx. 2.6m.

The proposed extension would project approx. 4.8m from the southern elevation. This would have a width of approx. 4.3m and would have an asymmetric pitched roof, the maximum height would measure approx. 3.8m, the eaves towards the south-western boundary would measure approx. 3m and the eaves on the eastern elevation would measure approx. 2.4m. This would also be set in approx. 1.6m from the shared south-western boundary. The proposed extension would be finished in materials to match the existing.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Background & Comparison to Previous Scheme

The previous application (H/21/91938) sought planning permission for a single storey front extension. The previous single storey extension proposed to extend towards the south-west, spanning 8.9m in length along the boundary. This proposed a width of approx. 4.5m, and a pitched roof height with eaves measuring approx. 2.5m and an overall height of approx. 4m.

The previous application was refused on the following grounds:

- 1) *The proposed front/side extension, by reason of its size, scale and siting would result in an incongruous and discordant addition, at odds with the appearance of the host dwelling and the character of the wider surroundings. The proposal is therefore contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Draft Policy DM1 of the Submitted Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).*
- 2) *The proposed front/side extension, by reason of its scale, siting and close proximity to the south-western boundary, would result in a sense of enclosure creating an unacceptable and overbearing impact upon the amenities of the occupier of 4 The Badgers. The proposal is therefore contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Draft Policy DM1 of the Submitted Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).*

The main differences between this current application and the previous scheme (H/21/91938) are as follows:

- The current application solely proposes a front extension (this would not wrap-around the side of the dwelling as previously proposed),
- The proposal would be set in from the shared south-western boundary.

Design

Policy DM1 of the submitted Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The previous scheme (H/21/91938) was refused on design grounds with specific regard to its size and scale. The proposed extension has been reduced in terms of its size and scale, when compared to the previous scheme. This application now proposes a modest addition to the host dwelling in terms of both its footprint and overall height. In addition, the proposal has been set in from the south-western boundary. It was noted from a site visit that the site is bound by close board fencing, therefore the proposal would be partially screened by the existing boundary treatment. Views could still be obtained from public vantage points, however as a result of its overall dimensions, being single storey in nature, and matching materials, the proposals are not considered to be harmful. As such, and to conclude, the proposals are considered to be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the submitted Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed extension would project towards the south. Due to this siting, the neighbour to the north (no.5 The Badgers) is unlikely to be impacted upon.

The proposed extension would extend to the east, towards no.7 The Badgers. The proposal would maintain a separation distance of approx. 1.8m. From a site visit it was noted that there were no windows (at ground or first floor) within this south-western elevation and therefore the proposals are not considered to have an adverse impact upon this neighbouring amenity.

The previous application was refused on the basis of its adverse impact upon the neighbouring amenity to the south-west (no.4 The Badgers). The proposals have since been amended, whereby the proposed extension would be set in approx. 1.6m from the south-western boundary and would span approx. 4.8m in length. The proposed extension would have an eaves height of approx. 3m and an overall height of approx. 3.8m, therefore the proposals would not be considered overbearing in terms of this neighbour. Further, there are no windows proposed on the south-western elevation of the extension, and therefore there would be no impact in terms of overlooking. It is acknowledged that the proposals would have an impact upon the amenities of the neighbouring property to the south-west, however as a result of the dimensions and separation distance the potential harm arising is considered to be mitigated. The proposals, whilst not necessarily 'neighbourly' are not considered to result in an adversely harmful impact upon the neighbouring amenity to the south-west.

Ultimately, the proposals are considered to be acceptable in this regard.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

The Council's Ecologist has been consulted as part of this application. They advised that there are records of brown long eared bats within close proximity to the site, however from reviewing photos of the site, they could not see any potential bat roost features on the property. They have however requested that an informative be imposed on the decision notice to advise the applicant of the next stages in the unlikely event that bats are found on site.

Equalities Act:

Section 149 of the Equalities Act 2021 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF and development plan do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and Local Plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and Policies, S1, DM2, and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐